

# Lot 9 Tuscany Drive

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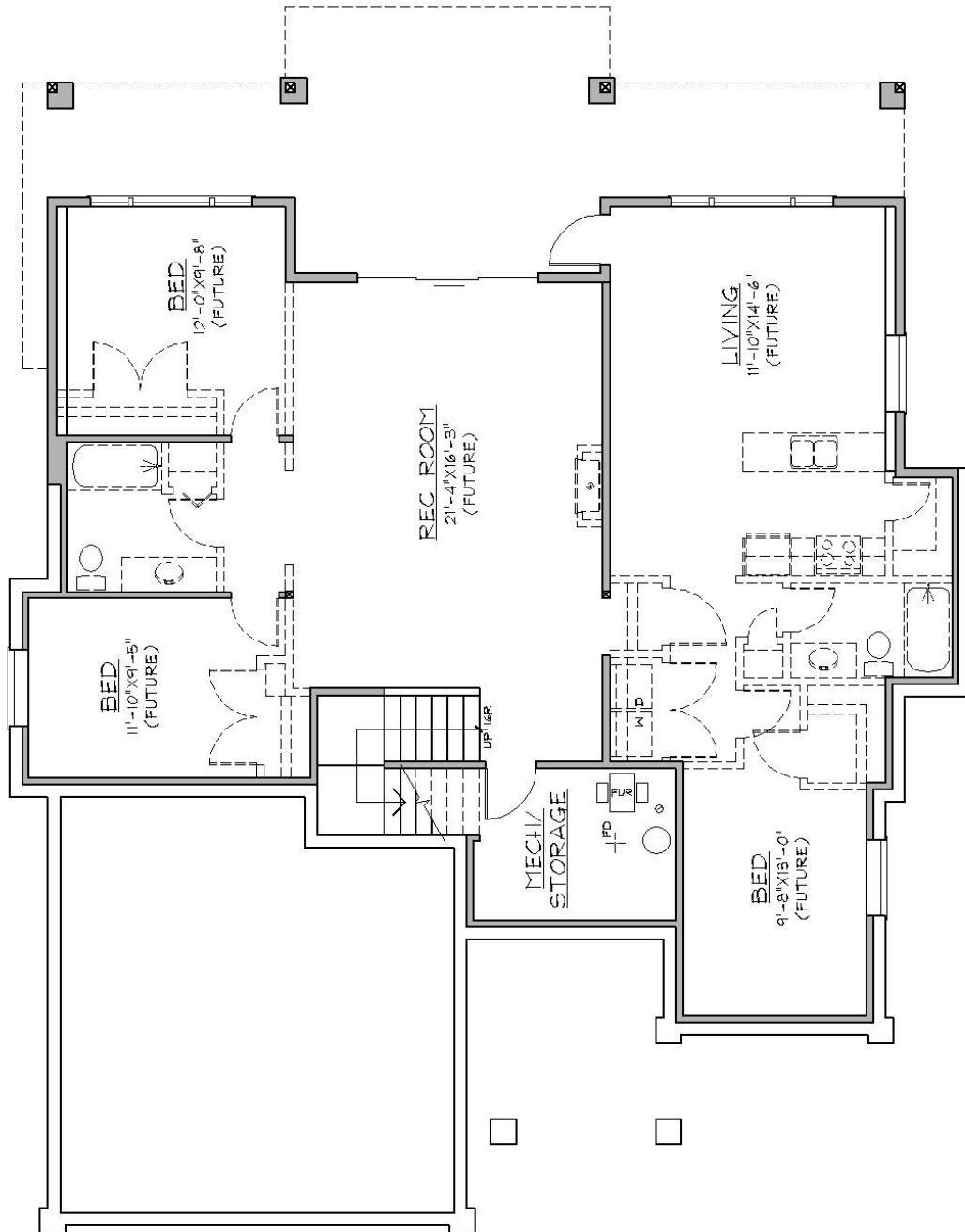
FRONT ELEVATION

**Offered at \$599,900**

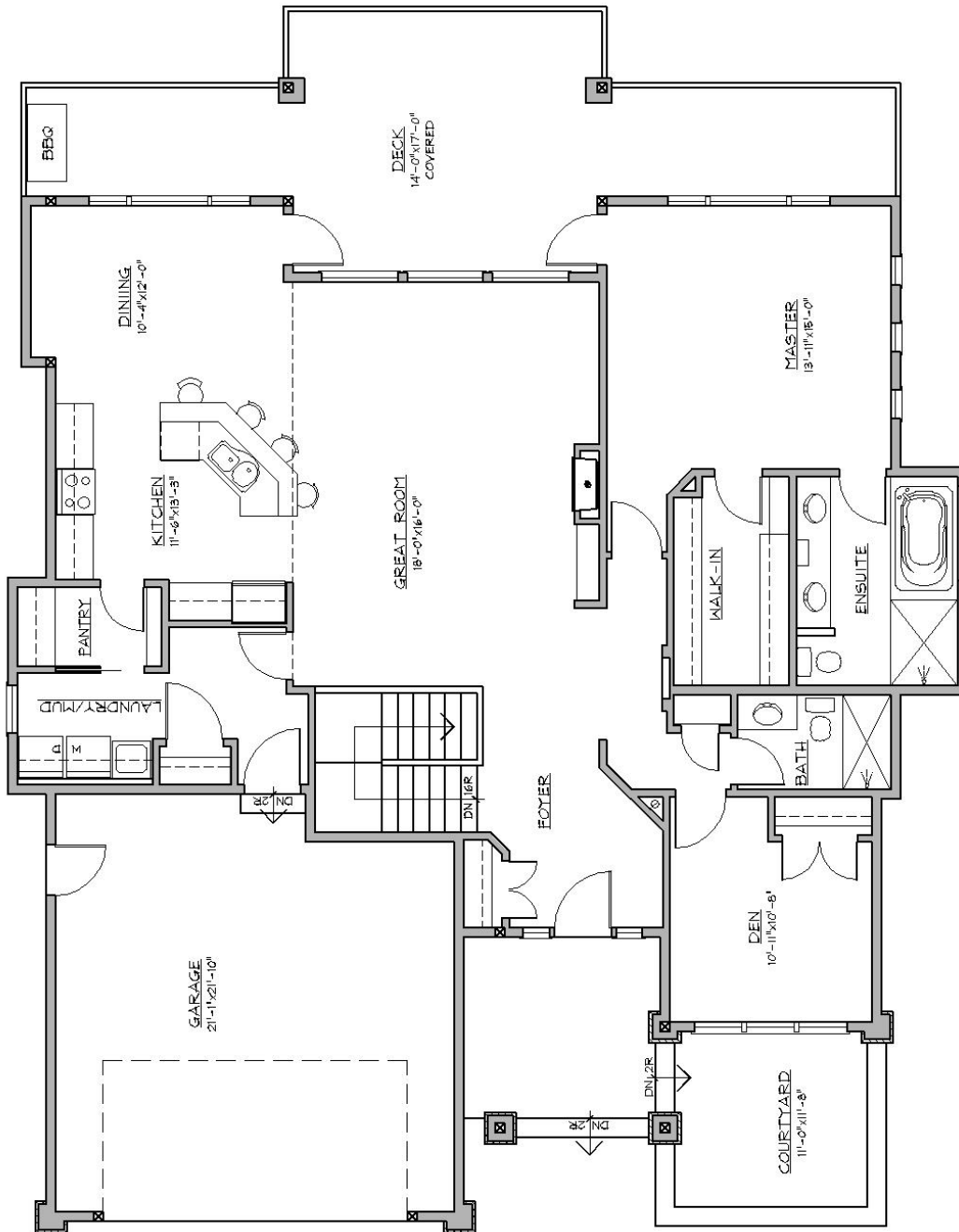
10/20/2009

For More Information Contact  
Cellular (250) 317.0916

Subject to Change without Notice



## **Basement Layout**



**Main Floor 1,679 Square Feet**

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## **House Specifications**

<b>Exterior Finish</b>	Acrylic Stucco with window and garage details Stained Fir fascia and decorative gable trusses Painted trim and Cultured Stone to posts and front façade Laminated shingles with 30 year warranty
<b>Features</b>	Main floor has 9' ceilings with 11' 6" ceilings in Great Room with Tray ceilings. Spacious kitchen open to Great Room Large Upper and Lower decks with views of Shannon Lake Golf Course Private front Court yard Side yard parking area Basement is roughed in for future suite potential (1) 4 piece and (1) 3 piece bathroom Large walk-in Pantry Large Master Bedroom with spacious Ensuite & walk-in closet Den over looks front Courtyard Large Main Floor Laundry Room with access to the garage 9' Basement has roughed in plumbing for a bathroom and wet bar or kitchen Sound and Security System roughed in 200 amp electrical service Central vacuum outlets roughed in with vacuum pan
<b>Exterior Door &amp; Windows</b>	Fiberglass front entry door and vinyl windows with Energy Efficient Low E glass and screens
<b>Garage Door</b>	Steel insulated door
<b>Interior Railing</b>	Maple railing and metal spindles
<b>Cabinetry</b>	Kitchen– Kent Maple with Belvedere painted finish and granite counter tops. Ensuite & Main Bath – Kent Alder with tower in a Java stain with Granite countertop.
<b>Ensuite Shower</b>	Custom tiled shower with 10mm glass door and rain head shower
<b>Heated Floor</b>	Electric in-floor heat in Ensuite
<b>Hot Water Tank</b>	60 gallon electric
<b>Furnace</b>	91% High efficient natural gas
<b>Air Conditioner</b>	3.0 ton air conditioner
<b>Fireplace</b>	Lennox MPLDV 40" louver less style natural gas with rustic brick liner with rock including mantel
<b>Interior Moldings</b>	Custom moldings throughout including headers to all doors and 1x4 casing, 1x5 baseboard with cap ( 6" - 2 piece baseboard)
<b>Floor Covering</b>	Tile to foyer, bathrooms, pantry and laundry room Hardwood to kitchen, dining area, hallway, den and Great Room Carpet in Master bedroom walk-in closet and stairs
<b>Driveway &amp; Patio</b>	Exposed aggregate concrete
<b>Appliances</b>	6 piece appliance package